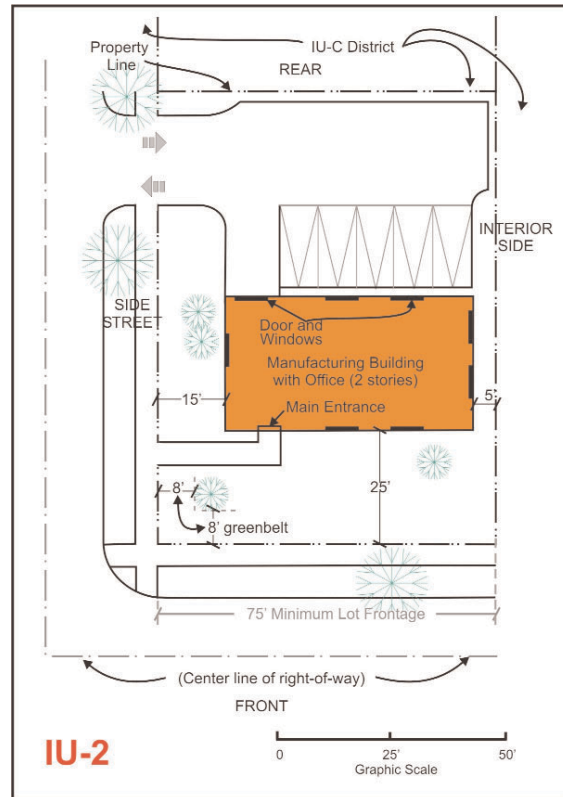


Typical

SITE PLAN



Alex Penelas, MAYOR



Board of County Commissioners

Barbara Carey-Shuler, Ed.D. CHAIRPERSON

Katy Sorenson, VICE-CHAIRPERSON

Betty T. Ferguson
DISTRICT 1

Dorrian D. Rolle
DISTRICT 2

Barbara Carey-Shuler, Ed. D.
DISTRICT 3

Sally Heyman
DISTRICT 4

Bruno A. Barreiro
DISTRICT 5

Rebeca Sosa
DISTRICT 6

Jimmy Morales
DISTRICT 7

Harvey Ruvin
CLERK OF COURTS

George M. Burgess
COUNTY MANAGER

Katy Sorenson
DISTRICT 8

Dennis Moss
DISTRICT 9

Sen. Javier D. Souto
DISTRICT 10

Joe A. Martinez
DISTRICT 11

Jose "Pepe" Diaz
DISTRICT 12

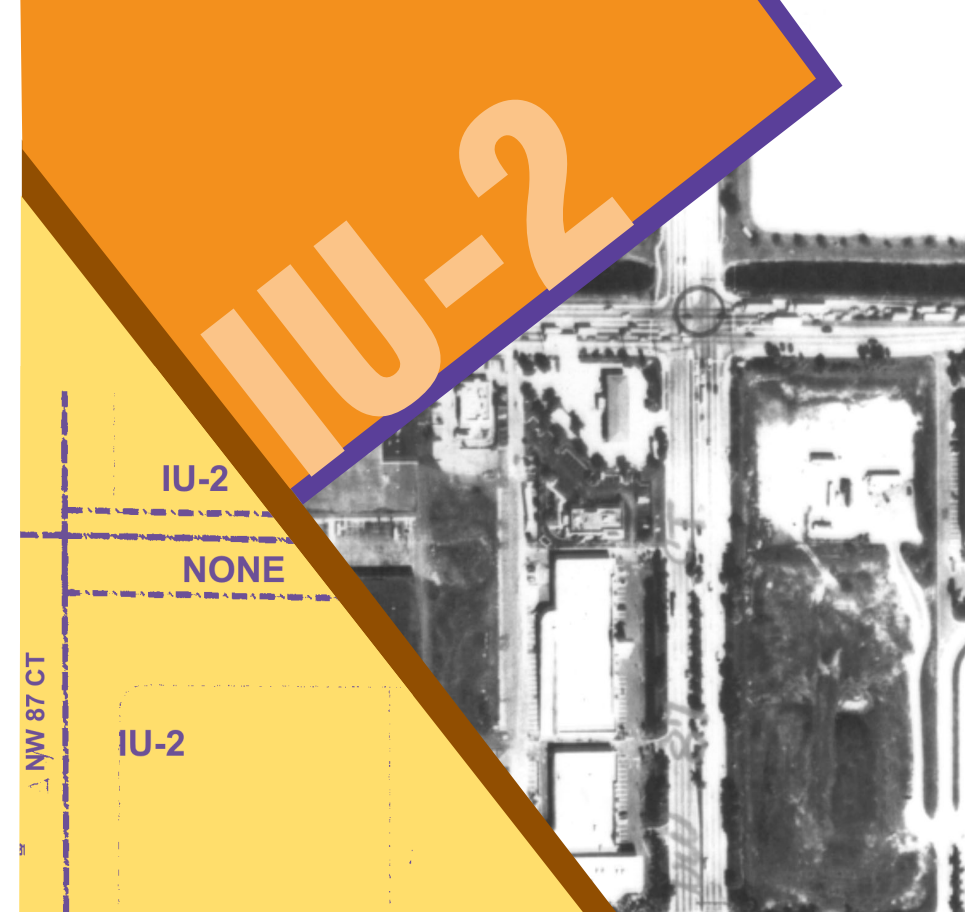
Natacha Seijas
DISTRICT 13

Robert A. Ginsburg
COUNTY ATTORNEY

Diane O'Quinn Williams
DEPARTMENT OF PLANNING & ZONING
DIRECTOR

Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."

Miami-Dade
Department of Planning & Zoning
111 N.W. First Street
Miami, FL 33128-1974
09/2003

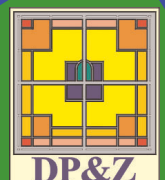


ZONING INFORMATION

Industrial, Heavy Manufacturing District

This District Permits:

- All Uses Permitted in the IU-1 District
- Heavy Industrial Manufacturing
- Wholesale Distribution Facilities
- Warehousing
- Storage Facilities
- Offices



A Public Information
Service of Miami-Dade County
Department of Planning and Zoning

111 N.W. First Street, Miami, FL 33128-1974
Monday-Friday, 8am-5pm, 305-375-1808

Questions

AND ANSWERS

What is Zoning?

Zoning controls the use and development of land and buildings for the health, welfare and safety of the community.

What is Setback?

A setback is the required minimum horizontal distance between the front, sides, and rear of the lot to the building.

What is the maximum lot coverage permitted?

There is no restriction on lot coverage in this zoning district except as it might be controlled by other specific requirements such as parking, setbacks and landscaping requirements.

Are retail uses permitted in this zone?

Yes, with certain limitations. A percentage of the floor area may be devoted to retail sales if the item being retailed is either assembled, manufactured, or stored on the balance of the premises. Certain restrictions apply. For further information see Section 33-259(62)(a) and (b) of the Miami-Dade County code.

Can I have an electrically charged barbed wire fenced?

Electrically charged fences are not permitted. However, a barbed wire fence is permitted so long as it has no more than 3 strands of barbed wire and is placed on top of a fence at least 6 feet in height.

General

INFORMATION

Minimum Lot Area and Frontage

Minimum area of land shall be not less than 7,500 square feet, with a minimum frontage of 75 feet.

Landscape Open Space, Greenbelts, Maintenance

A minimum of 10 percent of the net lot area shall be developed as landscaped open space: 15 percent of the net lot area for an industrially zoned site that abuts residentially zoned or developed property. Greenbelts are required: 8 feet wide for lots up to 3 acres; 10 feet wide for lots of more than 3 acres. All landscaped areas must be provided with sprinkler systems. Landscaping and trees shall be provided in accordance with Chapter 18A of the Miami-Dade County Code.

Building Height

No building in this district shall be of height greater than the width of the widest street upon which such building abuts.

Off Street Parking

See Section 33-124 of the Miami-Dade County Zoning Code for specific parking requirements.

Fences, Walls and Hedges*

Chain link: height 8 feet; walls and hedges: maximum 4 feet within the required front or side street setbacks, height 8 feet at all other points.

* In certain instances, the height of said wall or hedge may be limited to 2.5 feet for visibility at intersections or within 10 feet of either side of driveways.

The regulations contained herein are general in nature and are subject to change as deemed necessary by the Board of County Commissioners. It is advisable to contact Department of Planning and Zoning, Zoning Information at (305) 375-1808 to ascertain whether more restrictive regulations may apply to specific developments.

Principal

BUILDING SETBACKS

FRONT

- 20 feet for buildings not exceeding 35 feet in height.

SIDE STREET

- 15 feet, except where an RU or EU lot abuts the IU lot, then the side street setback shall be 25 feet on any part of the commercial structure located within 25 feet of the residential district boundary.

INTERIOR SIDE

- 0 feet where the adjacent property is zoned BU or IU and where the use of the building is limited exclusively to business/industrial use.
- 5 feet where the wall is not of unpierced four-hour fire-resistant construction.
- 10 feet for such portions of the business structures as are devoted to residential use.
- 15 feet where the adjacent property is zoned RU or EU.

BETWEEN BUILDINGS

- 20 feet, accessory building setbacks shall be the same as principal building setbacks.

REAR

- 0 feet from business or industrial district boundary where no openings are proposed in wall of structure adjacent to rear lot line.
- 5 feet from business or industrial district boundary, where any openings are provided in wall of structure adjacent to rear lot line.
- 20 feet from residential district boundary, except that credit shall be given for full width of dedicated alleys.